



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2305569  
**Application Name:** Andrew Phillips  
**Address of Proposal:** 319 2<sup>nd</sup> Avenue South

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to change the use of an existing hotel to Museum, (Klondike Gold Rush National Historic Park) and administrative offices.

The following approval is required:

**SEPA - Environmental Determination** - Chapter 23.05 Seattle Municipal Code.

**SEPA DETERMINATION:**      ☐ Exempt   ☒ DNS   ☐ EIS  
  
   ☐ DNS with conditions  
  
   ☐ DNS involving non-exempt grading or demolition or  
   involving another agency with jurisdiction

**BACKGROUND DATA**

Site & Vicinity Description

The proposal site is located in the Pioneer Square Neighborhood at 319 2<sup>nd</sup> Avenue South. The property is zoned Pioneer Square Mixed (PSM-100) and was home to a restaurant, bar and nightclub until the 2001 Nisqually earthquake rendered the structure uninhabitable. There is approximately 60 feet of street frontage along 2<sup>nd</sup> Avenue South. The property extends west

along S. Jackson Street an approximate depth of 107 feet concluding at an improved alley. Development surrounding the project site consists of the Duncan building directly north, and a four story office/retail building across the alley.

### Proposal

The applicant proposes to conduct seismic upgrades, repair damaged facades, substantially alter the interior spaces including a partial excavation of the basement and establish use as administrative offices and museum (Klondike Gold Rush National Historic Park).

### Public Comment

No comment letters were received from the public during the comment period that ended on September 10, 2003.

### ANALYSIS - SEPA

Environmental review resulting in a threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11 and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated August 12, 2003. The information in the checklist and the experience of DPD with review of similar projects forms the basis for this analysis and decision. The project site is classified as an Environmentally Sensitive Area under Standard One that refers to Geologic Hazard Areas - Liquefaction-prone Areas (SMC 25.09.100) and Standard 2 which refers to Hazardous Materials.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part: "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," subject to some limitations. Under such limitations/circumstances (SMC 225.05.665) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

### Short- Term Impacts

#### Construction Impacts

The following temporary or construction-related impacts are expected: demolition and construction activity could result in dust and storm water runoff, emissions from construction

machinery and vehicles, increased particulate levels during demolition and construction, increased noise level, occasional disruption of adjacent vehicular and pedestrian traffic, and a small increase in traffic and parking impacts due to construction workers' vehicles. These impacts are not considered significant because they are temporary and minor in scope (SMC 25.05.794).

City codes and/or ordinances applicable to the project such as: The Noise Ordinance, the Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code. The Street Use Ordinance includes regulations which mitigate dust, mud, and circulation. Temporary closure of sidewalks and/or traffic lane(s) is adequately controlled with a street use permit through the Seattle Transportation Department. Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

#### Long - Term Impacts

The following long term or use related impacts, which are often a consideration, do not apply in this instance: increased demand on public services and utilities; increased light and glare; and increased energy consumption. These long-term impacts are not applicable, since the change of use will not adversely affect them. Additional land use impacts which may result in the long-term are discussed.

#### Traffic and Transportation

Although the change of use will generate vehicular trips it is not expected that these trips will exceed the available on street parking supply. The Klondike museum is an existing business already operating within the Pioneer Square neighborhood at 101 S Main Street and will not generate new vehicle trips. The proposed administrative offices will be located in an area which can take advantage of existing and proposed mass transportation options such Metro buses, Ferries, existing and future trains at King Street Station and the waterfront trolley. As a result of the available transportation options in the immediate area no SEPA mitigation is warranted for traffic impacts.

#### Historic Preservation

Historic buildings, special historic districts and sites of archeological significance are present within the City of Seattle. With the understanding that historic buildings are an important piece of the fabric of the City of Seattle special districts were created to protect specific areas of the City that have unique historical and cultural significance. Pioneer Square Historic District is one of many established areas throughout Seattle. Sites within the designated districts are subject to review and approval by special district review boards. The Cadillac Hotel is a contributing structure within the District. A Certificate of approval from the Pioneer Square Preservation Board is required for all exterior alterations and changes of use. At the time of this decision the Pioneer Square Preservation Board has accepted an application for a certificate of approval from the applicants.

**DECISION - SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

[ ] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

**CONDITIONS - SEPA**

None.

Signature: (signature on file) Date: November 6, 2003  
Glenda Warmoth, Land Use Planner  
Department of Planning and Development